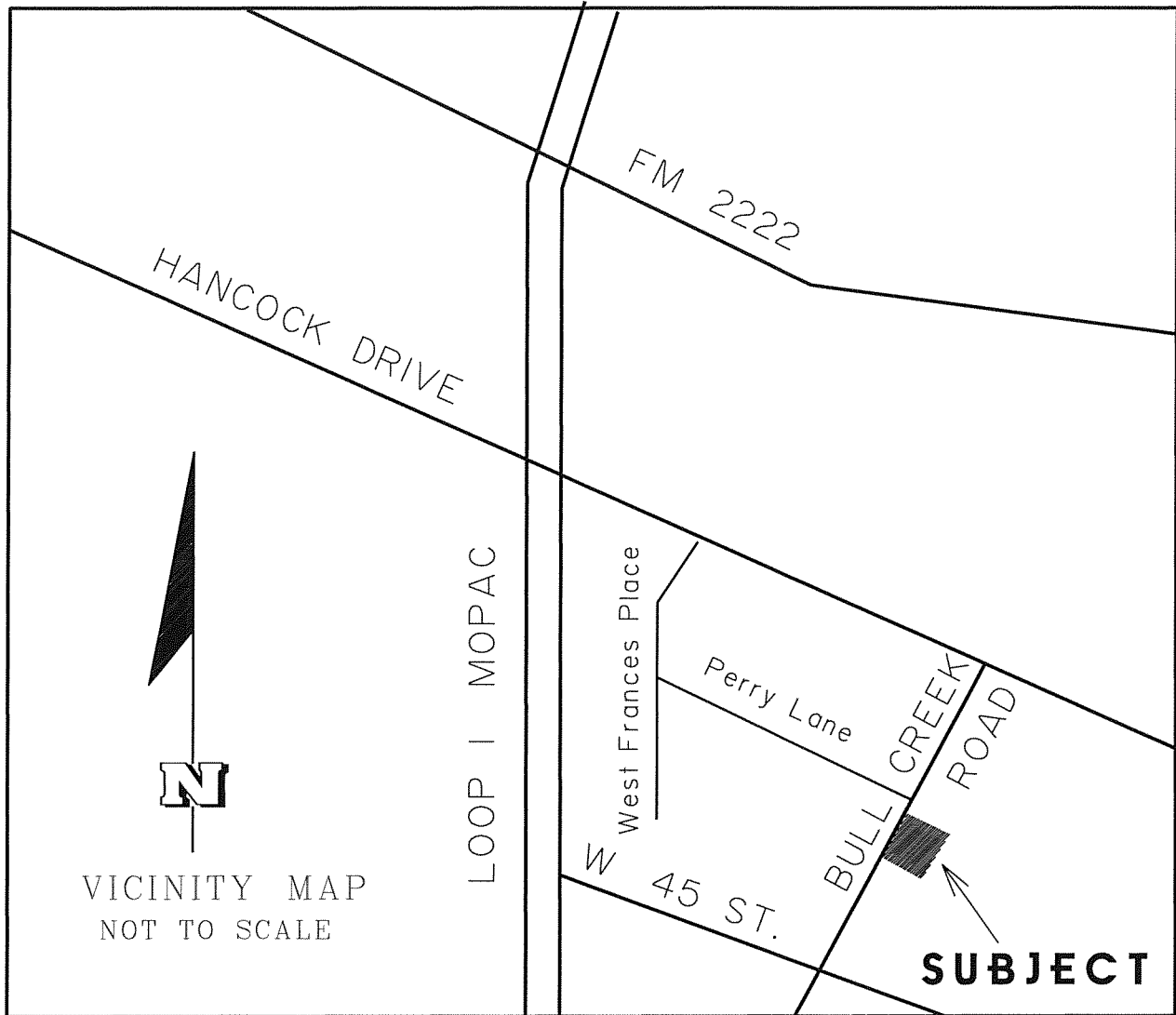


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0142.0A**ZAP DATE:** December 13, 2016**SUBDIVISION NAME:** Jung Addition Section One Resub of Lot 4 & Part of Vacated Perry Lane**AREA:** 0.337**LOT(S):** 2**OWNER/APPLICANT:** JD Hunt Construction (Jason Hunt)**AGENT:** Hector L. Avila**ADDRESS OF SUBDIVISION:** 4615 Bull Creek Road**GRIDS:** MH27**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-3**MUD:** N/A**NEIGHBORHOOD PLAN:** Rosedale**PROPOSED LAND USE:** Single-family**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Jung Addition Section One, resubdivision of Lot 4 & part of vacated Perry Lane. The proposed plat is composed of 2 lots on 0.337 acres. The site is currently fully developed and the existing structures will be removed. The applicant proposes to resubdivide an existing lot into two lots for residential use. All City of Austin utilities are available. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**PLANNING COMMISISON ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**EMAIL:** don.perryman@austintexas.gov

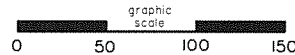


# RESUBDIVISION OF LOT 4 JUNG ADDITION SECTION ONE AND PART OF THE VACATED PERRY LANE

Plat Preparation Date: June 27, 2016  
Application Submittal Date:

3 of 4

SCALE: 1" = 50'

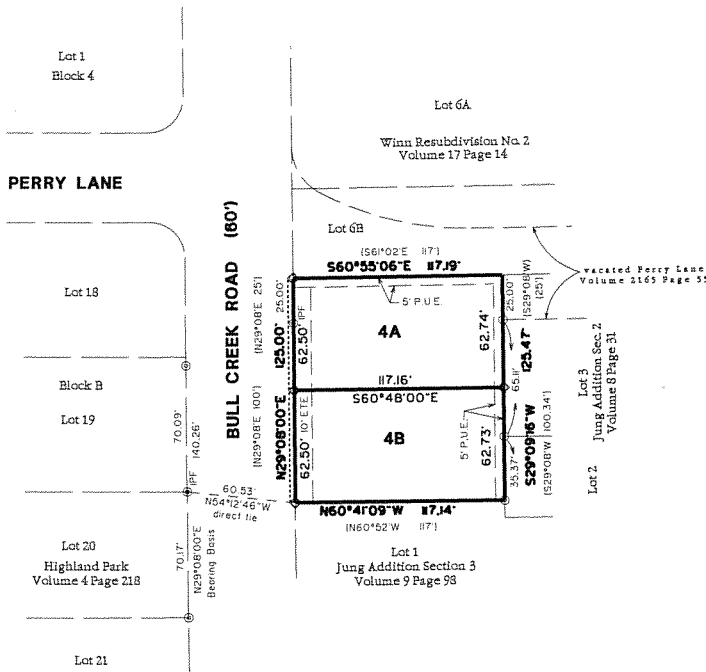
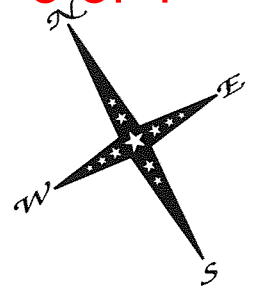


## Legend

- ⊙ 1/2" Iron Rod Found
- IPF 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc." (Record Bearing and Distance)

..... Sidewalk

ETE = Electric and Telecommunications Easement



## LOT SUMMARY

Total Number of Lots = 2  
Lot 4A = 7,337 Square Feet  
Lot 4B = 7,336 Square Feet  
Total Area = 14,673 Square Feet = 0.337 Acre

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That, JHunt Custom Homes, acting by and through its President Jason Hunt, owner of all of Lot 4 Jung Addition Section One, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 5 Page 134 of the Plat Records of Travis County, Texas, together with a portion of the vacated Perry Lane as vacated by ordinance recorded in Volume 2165 Page 55

of the Deed Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document No. \_\_\_\_\_ of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot 4 and portion of the vacated Perry Lane in accordance with the attached map or plat pursuant to Chapter 212 of the Texas Local Government Code, to be known as

## RESUBDIVISION OF LOT 4 JUNG ADDITION SECTION ONE AND PART OF THE VACATED PERRY LANE

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_

Jason Hunt President  
JHunt Custom Homes

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_, did personally appear Jason Hunt, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_

Printed Name \_\_\_\_\_

Commission Expires \_\_\_\_\_

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016, A.D.

J. Rodney Gonzales, Director, Development Services Department

ACCEPTED and AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Stephen Oliver Chair

James Shieh Secretary

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Plat Records of said County and State in Document No. \_\_\_\_\_ Official Public Records of Travis County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
Deputy

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704 (512)-442-0990

Date

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0435 J, dated January 6, 2016.

Kurt Prossner P.E. No. 58191  
PROSSNER and ASSOCIATES  
13377 Pond Springs Road  
Austin, Texas 78729

Date

# PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2016-0142.0A

Contact: Don Perryman, 512-974-2786 or

Katie Wetick, 512-974-3529

Public Hearing: Planning Commission, December 13, 2016

JUDITH C. WATTHECK

Your Name (please print)

4602 Placid Place

Your address(es) affected by this application

Judith C. Watthuck

Signature

Date

Daytime Telephone: 512 458-8531

Comments: We already have too much impervious

cover in this neighborhood. The trend of larger houses, squeezing two houses onto one lot, the diminishment of lawn space, and removal of trees is affecting runoff and the character of the neighborhood.

☐ I am in favor  
☒ I object

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Department / 4<sup>th</sup> Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810